

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, November 29, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 11/8/12

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

 - b. **Show Cause Hearing:**
 1. **177 Federal Road (Irving Gas Station):** Signage
 2. **51 Junction Road (A. Cossuto):** Waste and debris in Aquifer Protection District

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission; Zoning Board of Appeals 11/5/12; Planning Commission 11/1/12, 11/2/12 site walk, 11/15/12; Zoning Sub-Committee
 - b. **Legal Briefings for Building Inspectors:** November 2012

4. **Public Hearing 7:30 p.m.:**
 - a. **Proposed Regulation Change #201200975: Section 242-404K(9)(c) – Incentive Housing District Density Requirements; Section 242-505D(2) – Town Center District Permitted Uses**
 1. Letter from Neil Marcus, Town Attorney, to Zoning Commission dated 11/14/12 Re: Application #201200975
 2. Response letter from HVCEO to Zoning dated 11/15/12 – Category 1
 3. Response memo from Planning Commission to Zoning Commission dated 11/19/12

5. **Continued Public Hearing:**
 - a. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development** (*ph close date 12/13/12*)
 1. Letter to John Farley from Nina Mack (on behalf of Zoning Commission) dated 11/13/12 Re: Motion from Zoning meeting held 11/8/12
 2. Report titled “857 and 857A Federal Rd, Historical Significance Evaluation” prepared by Carow Architects Plus dated 11/19/12
 3. Carow Historical Resume – Firm Qualifications, received in Land Use 11/20/12

6. **Old Business:**
 - a. **20 Vale Road #201200935: Design Review for a proposed 30,000 sq. ft. office building** (*PH scheduled for 12/13/12*)
 - b. Report titled “Town of Brookfield, Connecticut 20 Year Sanitary Sewer Flow Projection” - prepared by Birdsall Services Group, Inc. dated June 2012: Nelson Malwitz, Chairman of WPCA will be in attendance
 - c. **40 & 64 Laurel Hill Road (The Residences at Laurel Hill) #201200588: Design Review for a proposed Incentive Housing Project** (*dec date 1/12/13*)

7. **New Business:**
 - a. **12 Pocono Ridge Road #201201005: Single Family Conversion for a 616 sq. ft. apartment**
 - b. **Land Use Commission Regular Meeting Schedule for 2013 “DRAFT”:** Review for Approval
 - c. **28 Old Grays Bridge Road #201201025: Site Plan Modification to add one-way**

drive and additional handicap parking. Variances were granted.

1. Copy of ZBA Approval letter to Stephen Kelley dated 11/9/12
 2. **Map Cover Sheet titled “Proposed Industrial Building” prepared by CCA, LLC, dated August 4, 2011 revised thru 11/9/12**
 - “General Legend, Notes And Abbreviations” dated June 2012 – sheet N1
 - “Property Survey” dated 8/3/11 revised 9/6/11 – sheet 1 of 1
 - “Site Layout Plan” dated 8/4/11 revised thru 11/9/12 – sheet C1
 - “Grading & Drainage Plan” dated 8/4/11 revised thru 11/9/12 – sheet C2
 - “Utilities Plan” dated 8/4/11 revised thru 11/9/12 – sheet C2B
 - “Erosion Control Plan” dated 8/4/11 revised thru 11/9/12 – sheet C3
 - “Landscape Plan” dated 8/4/11 revised thru 11/9/12 – sheet C4
 - “Notes & Details” dated 8/4/11 revised thru 11/9/12 – sheet C5
 - “Notes & Details” dated 8/4/11 revised thru 11/9/12 – sheet C6
 - “Notes & Details” dated 10/18/11 revised thru 11/9/12 – sheet C7
 - “Sedimentation And Erosion Control Plan” dated Dec. 7, 2005 – sheet E1
 3. Memo from Ralph Tedesco, Public Works Director to Katherine Daniel dated 11/19/12 via e-mail Re: 28 Old Gray’s Bridge Rd #201201025
- d. **125 Commerce Drive: Certificate of Zoning Compliance in Aquifer Protection District**
- e. **117 Old State Road (Unity Scientific, LLC) #201201029: Site Plan Modification to install three new window units at the Front Elevation.**
1. Map titled “Building Elevations” prepared by Mark Aldieri Architecture dated 8/28/12 – sheet A200
- f. **Proposed Regulation Change #201201033: Section 242-404 K(4) – Incentive Housing Location and Section 242-404 K(7) – Incentive Housing Permitted Uses**
- g. **Proposed Regulation Change #201201034: Section 242-202 – Definitions: Yard, Front**
8. **Tabled Items:**
9. **Informal Discussion:**
- a. **Proposed Regulation Change: Section 242-505B-H: Town Center District**
 - b. **355 Federal Road: Possible “Catering Hall” – Nelly Tenesaca**
10. **Comments of Commissioners:**
11. **Adjourn:**

****Next Regular Meeting Scheduled for December 13, 2012****